

**WEST VALLEY CITY, UTAH**

**ORDINANCE NO. 08-56**

**Draft Date:** \_\_\_\_\_

**Date Adopted:** \_\_\_\_\_

**Effective Date:** \_\_\_\_\_

**AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF LAKE PARK BLVD. AND CORPORATE PARK DR. FROM ZONE ‘M’ (MANUFACTURING) TO ‘R-1-8’ (RESIDENTIAL SINGLE FAMILY, MINIMUM LOT SIZE 8,000 SQUARE FEET)**

**WHEREAS**, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to Chapter 9 of Title 10, Utah Code Annotated 1953, as amended, and the West Valley City Zoning Ordinance; and

**WHEREAS**, a public hearing before the City Council of West Valley City was held after being duly advertised as required by law; and

**WHEREAS**, the City Council of West Valley City finds that such zoning change should be made;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of West Valley City, Utah:

**SECTION 1. ZONING CHANGE.**

The property described in application #Z-7-2008, filed by Zions Securities Corp. located on the southwest corner of Lake Park Blvd. and Corporate Park Dr. is hereby reclassified from zone ‘M’ (manufacturing) to an ‘R-1-8’ (residential single family, minimum lot size 8,000 square feet) zone, said property being more particularly described as follows:

BEGINNING at a point on the easterly right-of-way line of Highbury Parkway, said point being North 89°48’43” East 439.19 feet along the south line of Section 24, Township 1 South, Range 2 West, Salt Lake Base and Meridian from the South Quarter Corner of said Section 24, said point also being on the arc of a 442.50 foot radius curve to the left, the center of which bears North 50°21’20” West; thence along said easterly line in the following five courses: 1) Northerly 268.48 feet along said curve through a central angle of 34°45’49” and a long chord of North 22°15’46” East 264.38 feet to a point of compound curvature of a 73.26 foot radius curve to the left, 2) Northerly 25.53 feet along said curve through a central angle of 19°57’58” and to the right, 3) Northerly 40.34 feet along said curve through a central angle of 44°58’11” and a long chord of North 07°23’59” East 39.31 feet, 4) North

29°53'04" East 29.20 feet to a point of tangency of a 50.00 foot radius curve to the right and 5) Northeasterly 42.65 feet along said curve through a central angle of 48°52'34" and a long chord of North 54°19'21" East 41.37 feet to the southerly right-of-way line of Lake Park Boulevard; thence along said southerly line the following nine courses: 1) North 78°45'38" East 253.11 feet to a point of tangency of a 185.50 foot radius curve to the right, 2) Easterly 36.39 feet along said curve through a central angle of 11°14'22" and a long chord of North 84°22'49" East 36.33 feet, 3) East 590.15 feet to a point of tangency of a 164.50 foot radius curve to the left, 4) Easterly 39.58 feet along said curve through a central angle of 13°47'09" and a long chord of North 83°06'26" East 39.48 feet, 5) North 76°12'51" East 8305 feet to a point of tangency of a 50.50 foot radius curve to the right, 6) Easterly 49.23 feet along said curve through a central angle of 55°51'07" and a long chord of South 75°51'35" East 47.30 feet, 7) South 47°56'02" East 28.65 feet to a point of tangency of a 135.50 foot radius curve to the right, 8) Southeasterly 70.70 feet along said curve through a central angle of 29°53'38" and a long chord of South 32°59'13" East 69.90 feet and 9) South 18°02'24" East 112.80 feet to the Westerly right-of-way line of Corporate Park Drive and a point on the arc of a 940.00 foot radius non-tangent curve to the left, the center of which bears North 85°29'42" East; thence along said westerly line Southerly 240.55 feet along said curve through a central angle of 14°36'45" and a long chord of South 11°50'11" East 239.90 feet to said south line of Section 24; thence South 89°48'43" West 1,334.88 feet to the POINT OF BEGINNING. Said parcel contains 484,588 square feet of 11.12 acres, more or less.

## **SECTION 2. ZONING MAP AMENDMENT.**

The West Valley City Zoning Map shall be amended to show the change.

## **SECTION 3. EFFECTIVE DATE.**

This ordinance shall take effect immediately upon posting, as required by law.

**DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2008.**

**WEST VALLEY CITY**

\_\_\_\_\_  
**MAYOR**

**ATTEST:**

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**CITY RECORDER**